

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **November 15, 2004**

Members Present-

Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator/Vice-Chairperson, Marie Keenum-911 Coordinator, Skip Lukert-Building Official, Becky Howard-Deputy Clerk, Mike Springstead-Springstead Engineering, Terry Neal-Attorney, Dan Hickey-Fire Services, Dale Parrett-Public Works, and Alysia Akins-Secretary.

The meeting convened at 2:03 P.M.

Approval of Minutes-

Mr. Helms made a motion to approve the minutes from November 8, 2004. Mr. Lukert seconded the motion and the motion carried.

OLD BUSINESS-

None

NEW BUSINESS-

VOS: Unit 147 – Major Development – Preliminary Review

Jim Boudreau and Lori Webb-Paris, Miller Sellen Conner and Walsh, were present and requesting preliminary approval on a 245-unit subdivision. Staff comments were discussed and included the following comments: type “C” screening, landscape plan, 45’ buffer/cart path, buffer maintenance responsibility, C-466 improvement plans, “No Outlet” sign location, Iris Way cul-de-sac signage, additional fire hydrant along Astoria Avenue near lot 140, drainage infrastructure within right-of-way and wastewater management. The Villages will be responsible for maintaining the buffer area. Farner Barley and Associates, Inc. is working on the C-466 improvements plans. Maintenance responsibility for wastewater management within the roadways is an item of discussion between the County and The Villages. Annual monitoring and modeling for C-466A was discussed. Engineering comments were discussed and included the following comments: speed limits and “No Outlet” signage. Ms. Webb-Paris feels that several items addressed by the engineer should be shown on the final engineering plans, as required in the land development code. Ms. Webb-Paris requested the land development code requirements be revised to reflect these items be included on preliminary plans.

Mr. Helms made a motion to approve the preliminary plans, subject to all comments being addressed on revised plans. Mr. Parrett seconded the motion and the motion carried.

VOS: Allandale Villas – Major Development – Preliminary Review

Jim Boudreau and Lori Webb-Paris, Miller Sellen Conner and Walsh, were present and requesting preliminary approval to develop a 94-unit subdivision. Staff comments were discussed and included the following comments: speed limit signs, “No Outlet” signs,

Gresham Ave access, main access points, emergency access, existing pump station and radius requirements. Gresham Avenue is not a thru street because it is not the main access point for this subdivision. The existing pump station is for the purpose of irrigation tied in with the stormwater ponds. There will be 10' of stabilized access provided to the pump station. Filmore Place does not meet the requirements in the land development code for cul-de-sacs. A variance request will be needed regarding the radius requirement. Filmore Place is for the purpose of a channelized intersection or roundabout. The Villages name all streets located within their subdivision. Engineering comments were discussed and included the following comments: one-way traffic, driveway specifications, stabilized access, precast walls, stack block walls, golf courses, signage and directional flow arrows. Driveway specifications will be shown on the engineering plans. Precast walls will be provided around the parking area, and shown on the engineering plans. This subdivision will consist of courtyard villas. Interior rear lot lines were discussed. Mr. Springstead requested the stack block walls be shown on preliminary plans.

Mr. Helms moved to approve the preliminary plans, subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

VOS: Grovewood Villas – Major Development – Preliminary Review

Jim Boudreau and Lori Webb-Paris, Miller Sellen Conner and Walsh, were present and requesting preliminary approval to develop an 82-lot subdivision. Staff comments were discussed and included the following comments: “No Outlet” and speed limit signs, stack block/perimeter/interior walls, drainage easements, side yards, parking area criteria and emergency access. Engineering comments were discussed and included the following comments: walls, signage, grading and emergency access.

Mr. Helms moved to approve the preliminary plan, subject to all comments being addressed on revised plans. Mrs. Keenum seconded the motion and the motion carried.

VOS: Sandhill Villas – Major Development – Preliminary Review

Jim Boudreau and Lori Webb-Paris, Miller Sellen Conner and Walsh, were present and requesting preliminary approval to develop a 62-lot subdivision. Staff comments were the same as all other previous comments. Engineering comments were discussed and included the following comments: extra line shown on lot 1, stormwater/surface water, manholes and signage.

Mr. Springstead moved to approve the preliminary plans, subject to all comments being addressed on revised plans. Mr. Helms seconded the motion and the motion carried.

The next meeting is scheduled for November 22, 2004.

Mr. Springstead made a motion to adjourn. Mr. Helms seconded the motion and the motion carried. The meeting adjourned at 2:42 PM.